

TORRINGTON RIVERFRONT OPENS

Dignitaries unveil former brownfield site converted to 60-unit complex

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TORRINGTON — The factory that formerly existed at 100 Franklin St. was fueled by the working class, and now the working class will return to live there.

State and local dignitaries gathered Thursday in the parking lot of the redeveloped former brownfield site that was once home to Torrington Manufacturing Co. to officially open Torrington Riverfront. The 60-unit apartment building offers a mix of affordable and market-rate one-, two- and three-bedroom units. Eleven will be filled by today, 12 are moving in next week and developers expect the building to be full by the end of the year.

The mammoth, four-story building with brick and metal facade is a monument to the city's manufacturing past, when first brass and then other — See **OPENING**, Page 6A

Torrington Mayor Elinor C. Carbone is joined by state officials and developers from Pennrose on Thursday at a ribboncutting ceremony for the Torrington Riverfront project at the former Torrington Manufacturing Co. site on Franklin Street. The 60-unit apartment building is expected to be full by the end of this year.

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OPENING: Mix of affordable, market-rate units

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plan to phase in property taxes over the next 15 years. The city will receive \$30,000 in the first year, \$30,000

er metals were churned out in brick mills along the Naugatuck River. “That factory sat on this property on exactly the location that this beautiful, clean, healthy housing now exists,” Mayor Elinor C. Carbone said in her remarks before a ribbon-cutting ceremony.

Each unit features a washer and dryer, dishwashing machine, and views of the downtown and Naugatuck River. There also is a rooftop deck, lounge, fitness center, secured-access entry, onsite maintenance and management, and soon a playground.

Philadelphia-based Pennrose developed the property with The Cloud Co. of Hartford. Half of the \$24.75 million project was funded by federal housing tax credits and the remaining through loans from Citibank, Torrington Savings Bank and funding from the state Department of Housing.

A quarter of the units, or 15, will be market rate with rents of \$1,300 for a one-bedroom and \$1,500 for a twobedroom. Twelve units will be subsidized housing for those with developmental disabilities and have a Section 8 voucher or state rental assistance payment certificate. Pennrose partnered with LARC to help those with development disabilities find inclusive housing.

The remaining 45 units are affordable or workforce housing for families earning 70% of the area median income. The reduced rent rates for the workforce units ranges from \$750 for a onebedroom to \$1,350 for a three-bedroom. The typical unit has two bedrooms and costs \$1,120 to rent.

U.S. Sen. Richard Blumenthal, D-Conn., said there should be no stigma attached to the word “affordable.”

“Because in Connecticut today, we need to make housing more affordable, more accessible and more available,” Blumenthal said.

Gov. Ned Lamont, who attended the ceremony, noted more people have been moving to the state in the past two years.

“It’s not every day when everybody wants to move to Connecticut, but lot of people want to move to Connecticut now,” he said. “A lot of people want to move to Torrington. We’ve got to be ready for them.”

Torrington purchased the 1.4-acre property in 2013 when it was only piles of bricks, and it took nearly a decade to get to Thursday’s grand opening. In 2013, the city used a \$800,000 revolving loan fund from the

plus 3% the second year and a 3% escalation year over year for 15 years.

State Rep. Michelle L. Cook, D-Torrington, said the efforts to build Torrington Riverfront will change lives in the years to come.

“With each and every one of you,” Cook told the individuals and entities involved in the development, “starting when people start to move ... we are changing lives, one at a time.”

U.S. Rep. Jahana Hayes, D-5th District, said having people from all income levels living in the same space restores dignity to families.

“It puts children in places and spaces with people from different backgrounds who they otherwise would never come in contact with,” she said. “This is restoring hope and dignity to families.”



Mayor Elinor C. Carbone shows off the rooftop views of the new Torrington Riverfront, a 60-unit apartment building on Franklin Street, following a ribbon-cutting ceremony Thursday. Joining Carbone are Charlie Adams, regional vice president of developer Pennrose; Nandini Natarajan, CEO of Connecticut Housing Finance Authority, and Selia Mosquera-Bruno, state housing commissioner.

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federal Environmental Protection Agency to remediate part of the property and built a 40space parking lot the following year.

After more grant funding for additional remediation over the years was secured, the city sought developers in 2019 for the site and selected Pennrose, which specializes in affordable housing development.

The city approved a taxabatement



City officials and guests visit one of the units inside the new Torrington Riverfront apartment building.

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